



33 Southfield Drive

Westhoughton, BL5 2PG

£160,000



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Enter via the uPVC double glazed entrance door into the entrance hallway.

Entrance Hallway

11'1" x 4'0" (3.38m x 1.22m)

Centre ceiling rose and light, under stairs storage cupboard, double radiator, carpet to floor, stairs leading to first floor. uPVC double glazed window to front elevation next to front entrance door, wall mounted central heating control panel.

Through Lounge/Diner

24'4" x 15'0" (7.42m x 4.57m)

Lounge; uPVC double glazed window to front elevation, double radiator, dado rail, coving, centre ceiling rose and light, carpet to floor, adam style fire surround with gas fire and tiled back and hearth. Plug sockets, tv aerial point.

Dining area: uPVC double glazed window to front elevation, uPVC double glazed window to side elevation, coving, dado rail, plug sockets, centre ceiling light, carpet to floor.

Spacious Kitchen/Diner

14'3" x 11'8" (4.34m x 3.56m)

Two uPVC double glazed windows to rear elevation, uPVC double glazed door to rear elevation opening onto rear garden, wall mounted Worcester combi boiler, radiator, tiled flooring, two centre ceiling lights. White wall and base units with complimentary work surfaces over, stainless steel sink with drainer and mixer tap, space and plumed for washing machine, space to site tall fridge freezer, space to site tumble dryer/dishwasher, space for cooker and hob, partial tiling to walls, plug sockets, under stairs storage cupboard housing utility meters.

Stairs to First Floor

Carpet to stairs, white balustrade unit and handrail.

Landing

uPVC double glazed window to rear elevation, carpet to floor, plug sockets, loft access.

Bedroom One

15'1" x 12'9" (4.60m x 3.89m)

uPVC double glazed window to front elevation, fitted wardrobes with matching overhead cupboards, carpet to floor, radiator, centre ceiling light, plug sockets.

Bedroom Two

14'6" x 11'9" (4.42m x 3.58m)

uPVC double glazed window to side elevation, carpet to floor, centre ceiling light, radiator, plug sockets, built in storage cupboard.

Bedroom Three

11'7" x 9'2" (3.53m x 2.79m)

Two uPVC double glazed windows to rear elevation allowing in plenty of natural light, radiator, carpet to floor, centre ceiling light, plug sockets, fitted wardrobes and matching dressing table.

Shower Room

8'1" x 4'8" (2.46m x 1.42m)

Walk in shower with Triton electric shower and hand held attachment, low level w.c. flush, wall mounted sink with storage cupboard below. Wall mounted extractor fan, fully tiled walls, vinyl flooring, radiator, uPVC double glazed opaque window to rear elevation.

External

Garden fronted laid mainly to lawn, pebbled garden to side with mature trees, shrubs and hedges, fenced panelled boundaries. Driveway allowing off road parking with gated access.

Rear garden laid mainly to flag and pebbled areas, fenced panelled boundaries, garden shed to side.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (953 years remaining).

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's

or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map



Terrain Map



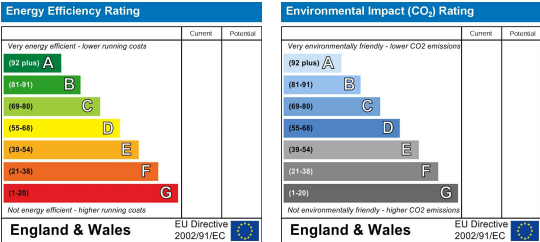
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.